

June 3, 2024

Mrs. Jennifer Arnold, AICP
Director of Planning
City of McKinney
Planning Department
221 N. Tennessee St.
McKinney, TX 75070

RE: 4301 S. Custer Rd., McKinney, TX 75070
Lot 1, Block A, SEC Custer Silverado Addition
City of McKinney, Collin County, Texas

Dear Mrs. Arnold,

Attached please find the Straight (RE)Zoning Request Submittal for the subject property which has an approximate surface area of 3.472 acres. The property is located at the southwest corner of S Custer Road and Silverado Trail. The property is currently undeveloped. A common fire lane is under construction along the east property line connecting to Silverado Trail and McCutchins Drive.

The developer intends to develop the property for commercial type, retail and service uses. This development will be a quality project which will comply with the requirements of the City of McKinney's one McKinney 2040 comprehensive plan and the 2022 Unified Development Code. Project details are listed below:

1. Surface area of approximately 3.472 acres
2. Currently zoned "PD" - Planned Center District and "REC" -Regional Employment Center Overlay District by ordinance number is number 2013-08-075.
3. Located in the One McKinney 2040 comprehensive plan's Collin McKinney Commercial District, Urban Living Placetype.
4. Located in the Regional Employment Center Overlay, Commercial/Employment Zone
5. Request zoning is "C2" Local Commercial District

The request for zoning change is made to move away from the REC's requirement that buildings be designed to face the street and that 100% of the off-street parking be located behind the buildings.

S. Custer is an existing principal arterial with a 130' ROW and 6 lanes located at the west boundary of the REC. A self-storage facility with a common drive is being constructed on the lot east of the property. Considering the existing conditions surrounding the property, we believe the property is better served by having the buildings facing S. Custer with the off-street parking in front and to the east of S. Custer Rd.

Thank you for your consideration and please let us know if you have any questions.

Best regards,

TNP, Inc.



Carlos I. Cabré, P.E.
Senior Project Manager